

Planning Department

Morena Corridor Specific Plan Clairemont ad hoc Subcommittee

August 13, 2018








Meeting Agenda

- Non-Agenda Public Comment
- Overview of Specific Plan recommendations for Clairemont

Specific Plan Area



LEGEND

-  Specific Plan Boundary
-  Existing Station
-  Proposed Station
-  Light Rail Routes
-  Open Space
-  5' Topo
-  20' Topo
-  Community Plan Boundary

1.2. VISION

Enhance the Morena Corridor as a mixed-use village that has a vibrant community core with strong restaurant/retail/design district components and gathering places, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, supporting infrastructure, and public amenities.

Potential Build-Out

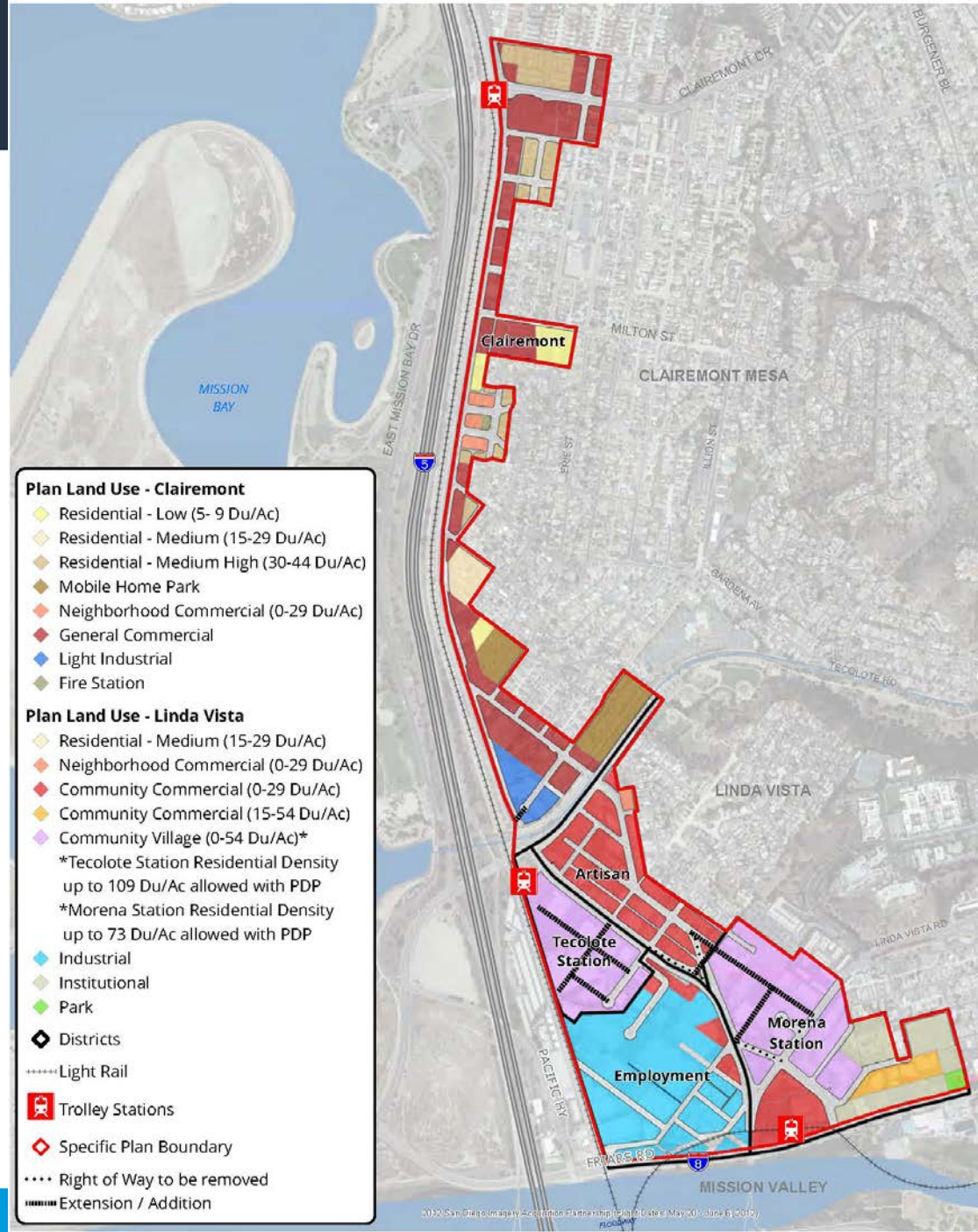
Table 2-1 - Morena Corridor Potential Build-Out

	Existing 2010	Build Out
Residential Development (Number of Dwelling Units)		
Single-Family	27	18
Multi-Family	969	6,898
Total Residential	996	7,016
Non-Residential Development (Floor Area Square Footage)*		
Commercial, Employment, Retail & Services	2,990,000	2,535,000
Institutional	150,000	150,000
Total Non-Residential	3,140,000	2,685,000

**Square footages reflect rounded estimations.*

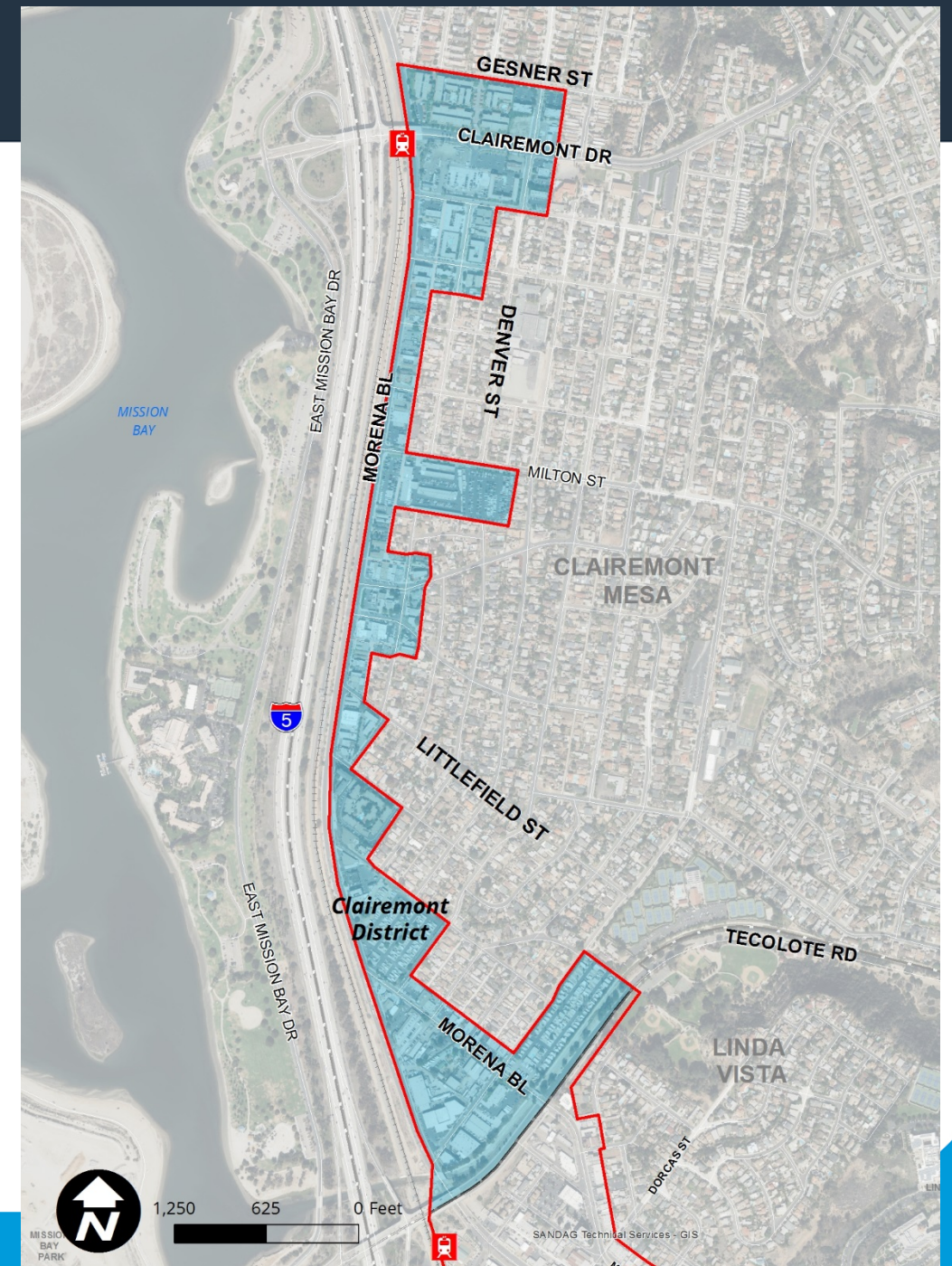
Land Use Chapter

- Establishes districts to guide development
- Promotes mixed-use environment along Morena Boulevard
- Maintains adopted land uses in Clairemont
 - Land uses will be addressed comprehensively through the Community Plan update



Clairemont District

- Policies to:
 - Support expansion of restaurant and retail uses
 - Incorporate boardwalk concept
 - Support public space in the heart of Bay Park
 - Design buildings with active street frontages



Mobility Network

- Establish a modified street grid in Linda Vista
- Reclassify Morena Boulevard to enhance pedestrian and bike facilities
- Identify improvements to Clairemont Drive bridge



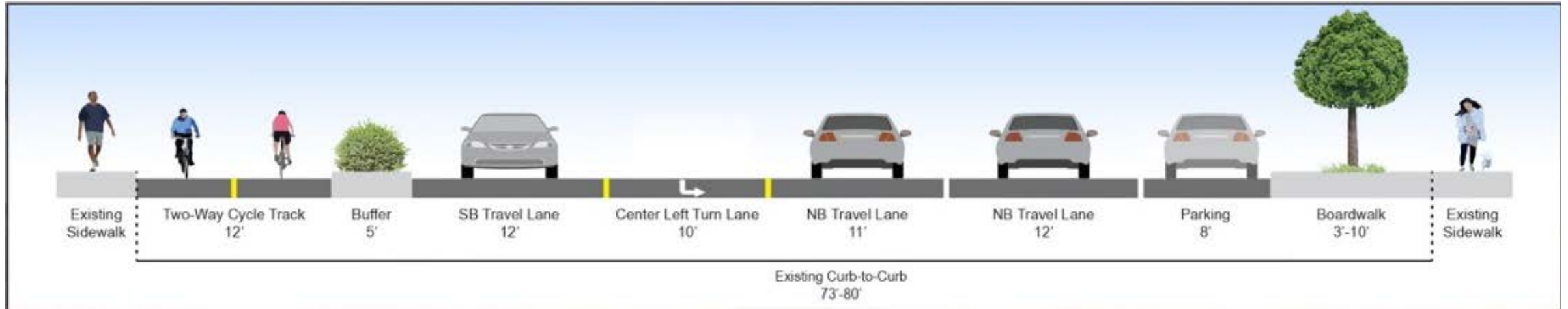
Morena Boulevard Existing Configuration – 4 lanes*



*Currently operating as a 3-lane road during trolley construction



Morena Boulevard – Proposed 3-lane Collector



- Create a 2-way Cycle track on west side of Morena
- Allow for enhanced sidewalk consistent with community vision



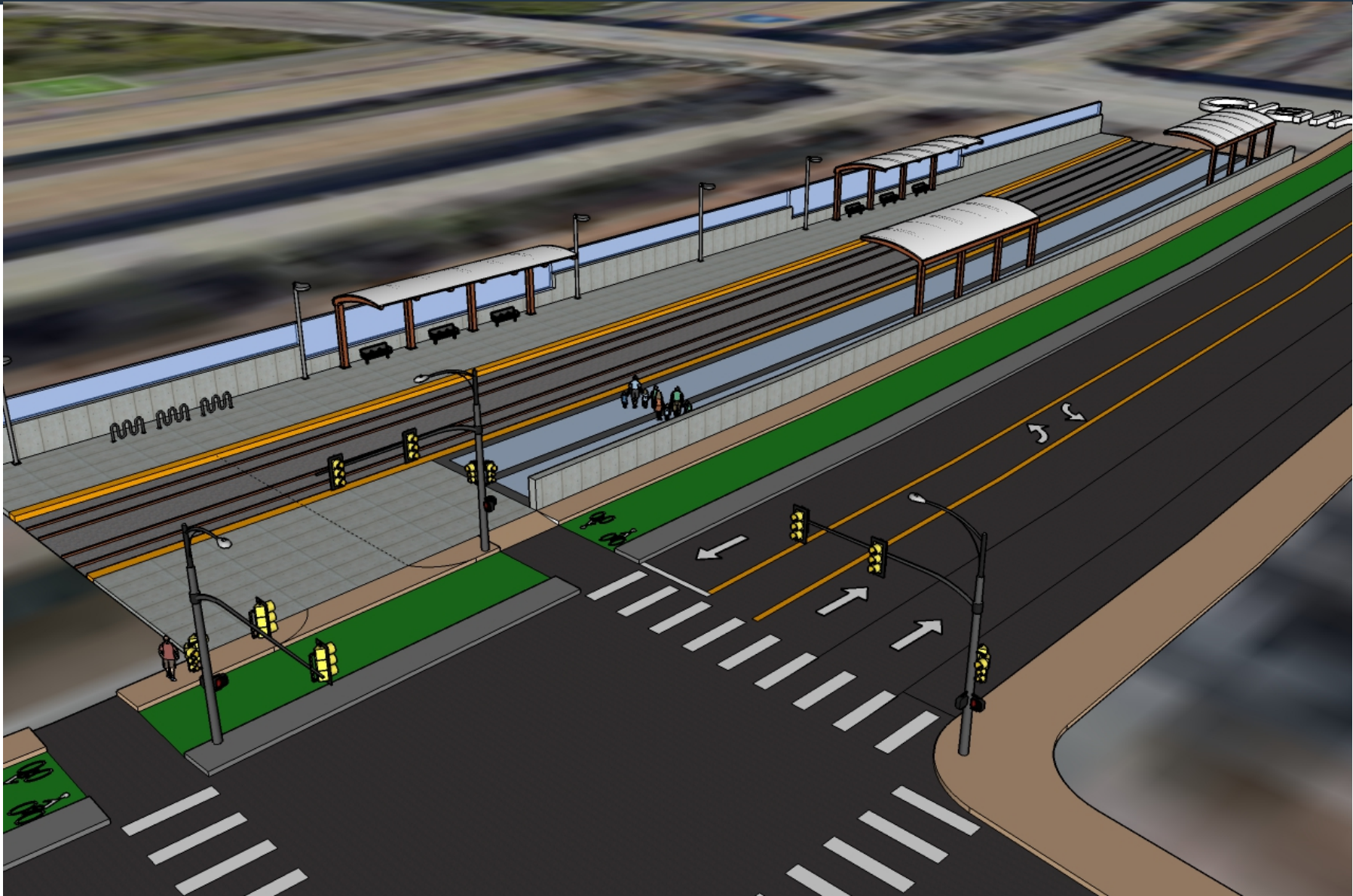
Conceptual
illustration

Morena Blvd
in Clairemont



Conceptual
illustration

Morena Blvd
at Clairemont
Trolley Station



Morena / West Morena

- Reconfigure the intersection at Morena/West Morena Blvd.
- Create a standard “T” intersection to improve safety for all modes

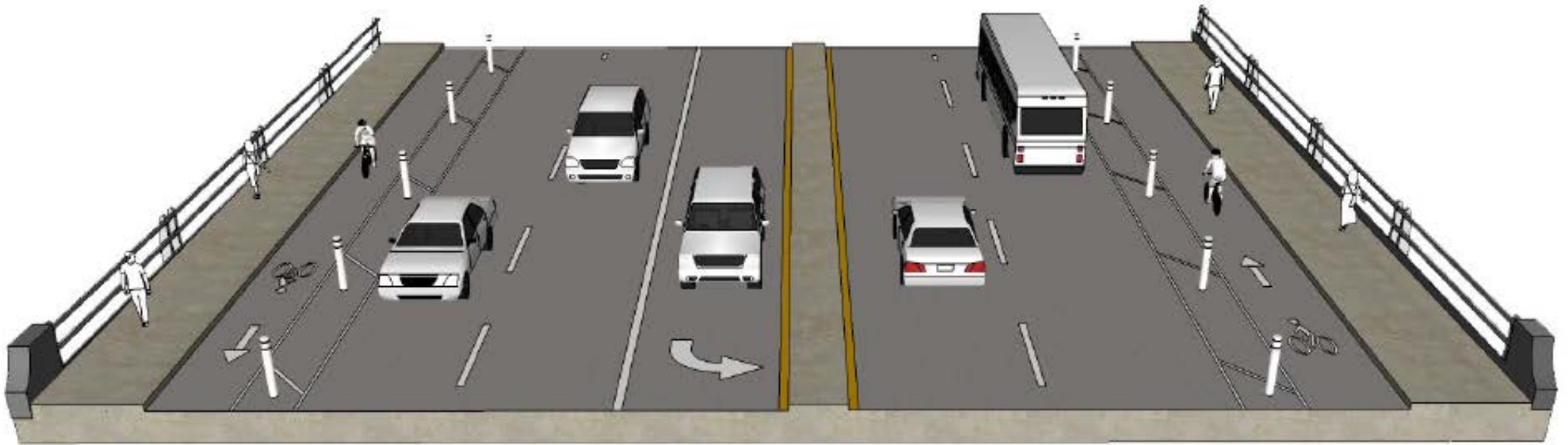


Knoxville Extension

- Extend the two-lane collector to create a new “T” intersection



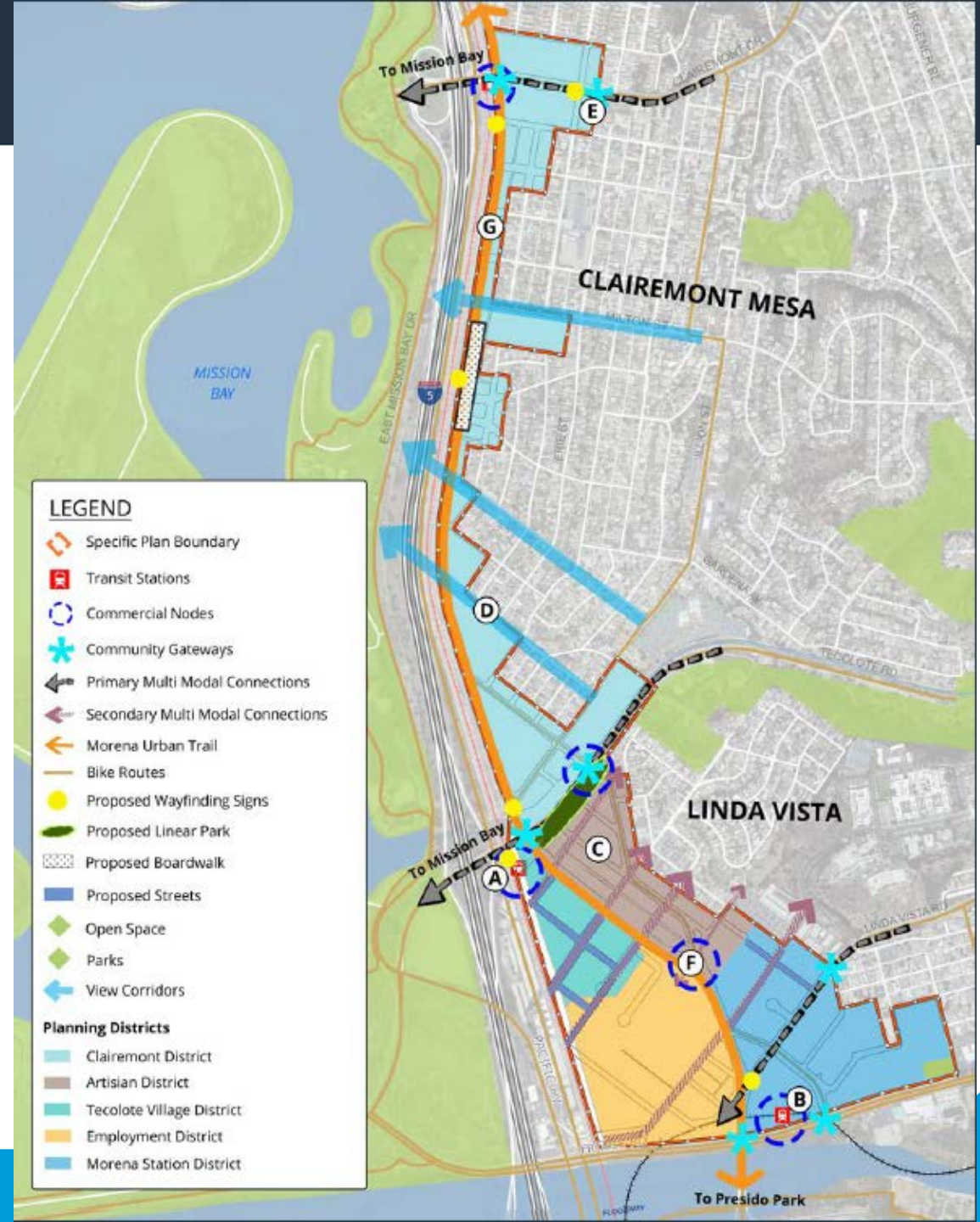
Clairemont Drive Pedestrian and Bicycle Improvements



Conceptual design of enhanced Class II bicycle facility along Clairemont Drive at the I-5 Overpass bridge.

Urban Design

- Streetscape and Public Realm
 - Provide wider sidewalks along Morena Boulevard
 - Maintain public view corridors
 - Incorporate public space to add interest to the public realm
- Development Design
 - Design buildings with a pedestrian-oriented scale
- Sustainable Design
 - Maximize the use of solar energy
 - Promote adapted reuse of existing buildings
 - Drought tolerant landscaping



Next Steps

- ❖ August 1st – October 1st, 2018 – Environmental Impact Report (EIR) Public Review Period
- ❖ Fall 2018 – Finalize EIR
- ❖ Late 2018/Early 2019 – Public Hearings